

136.0

0005

0011.0

Map

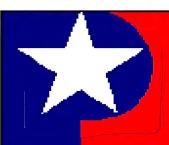
Block

Lot

1 of 1

Residential

CARD ARLINGTON

 APPRAISED: 1,387,100 / 1,387,100
 USE VALUE: 1,387,100 / 1,387,100
 ASSESSED: 1,387,100 / 1,387,100

Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		BRANTWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BLOWER BROOKE L	
Owner 2: WEBSTER JAMIE	
Owner 3:	
Street 1: 49 BRANTWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 430.51	/Parcel: 430.51				
Total Card	0.162	699,300	13,000	674,800	1,387,100	Entered Lot Size
Total Parcel	0.162	699,300	13,000	674,800	1,387,100	Total Land:

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: MCCUALEY THOMAS G & DILARA/TRS -	
Owner 2: BRANTWOOD ROAD REALTY TRUST -	
Street 1: 49 BRANTWOOD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 3222 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7045	Sq. Ft.	Site			0	90.	1.06	10			Topo	-5	View	25			674,757							674,800

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7045.000	699,300	13,000	674,800	1,387,100		87738
							GIS Ref
							GIS Ref
							Insp Date
							11/17/08

PREVIOUS ASSESSMENT								Parcel ID	136.0-0005-0011.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	699,300	13000	7,045.	674,800	1,387,100		Year end	12/23/2021
2021	101	FV	679,000	13000	7,045.	674,800	1,366,800		Year End Roll	12/10/2020
2020	101	FV	679,000	13000	7,045.	674,800	1,366,800		Year End Roll	12/18/2019
2019	101	FV	590,100	13200	7,045.	712,200	1,315,500	1,315,500	Year End Roll	1/3/2019
2018	101	FV	590,100	13200	7,045.	524,800	1,128,100	1,128,100	Year End Roll	12/20/2017
2017	101	FV	590,100	13200	7,045.	502,300	1,105,600	1,105,600	Year End Roll	1/3/2017
2016	101	FV	590,100	13200	7,045.	464,800	1,068,100	1,068,100	Year End	1/4/2016
2015	101	FV	549,000	13300	7,045.	389,900	952,200	952,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
MCCAULEY THOMAS	72856-161	1	6/28/2019			1,379,000	No	No							
MCCAULEY DILARA	70923-194		4/26/2018	Convenience		10	No	No							
HODGSON JONATHA	63734-505		6/10/2014			1,309,000	No	No							
DORSEY JULIE	51121-519		5/1/2008			985,000	No	No							
DORSEY KURKETA	41304-310		10/29/2003	Family		1	No	No							
SCHAFFER TIMOTH	25439-88		6/27/1995			315,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/29/2015	107	Manual	15,400					Replace 4 support	8/22/2019	SQ Returned	JO	Jenny O					
9/15/2004	872	Att. Gar	25,000	C		G6	GR FY06	W/ ROOF GARDEN	7/1/2015	Sales Review	PT	Paul T					
5/5/2004	329	Re-Roof	10,700	C		G6	GR FY06		5/19/2015	Permit Insp	PC	PHIL C					
2/9/2004	86	Renovate	150,000	C		G6	GR FY06	ADD BEDROOM/BATH/	11/17/2008	Meas/Inspect	336	PATRIOT					
8/7/1997	469	Manual	4,000	C				KIT/BATH WINDOWS	11/1/2005	Fieldrev-Chg	BR	B Rossignol					
8/14/1996	391	Manual	3,626	C				REROOF/WINDOWS/ROT	2/10/2005	Permit Visit	BR	B Rossignol					
									12/30/1999	Inspected	276	PATRIOT					
									11/18/1999	Measured	264	PATRIOT					
									12/1/1981		MS						

 Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Very Good															
Sty Ht: 3 - 3 Story		A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: BROWN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Fpl: 2	Rating: Very Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: B+ - Good (+)		CONDOS INFORMATION				Lvl 2											
Year Blt: 1898	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct: G6	Fact: .	Floor:				Totals	RMS: 9	BRs: 4	Baths: 1	HB: 1							
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Functional:		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster		Economic:	%	Interior:			1	9	4	M							
Sec Int Wall:	%	Special:	%	Additions:													
Partition: T - Typical		Override:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Total: 18.6 %		Baths:													
Sec Floors:	%			Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 136.0-0005-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20x20	V	VG	2004	31.88	T	6	101			12,000		12,000
19	Patio	D	Y	1	15X22	A	AV	2004	3.39	T	12	101			1,000		1,000
More: N	Total Yard Items:	13,000	Total Special Features:		Total:	13,000											
SKETCH																	
SUB AREA								SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,156	130.410	150,759													
SFL	Second Floor	1,076	130.410	140,325													
BMT	Basement	1,040	39.120	40,689													
TFL	Third Floor	990	130.410	129,110													
PAT	Patio	293	3.490	1,024													
UAT	Upper Attic	11	52.170	574													
Net Sketched Area: 4,566				Total: 462,481													
Size Ad	3222	Gross Area	4599	FinArea	3222												
IMAGE																	
AssessPro Patriot Properties, Inc																	